

**The Project Timeline****2007**

School Committee votes the Highland is no longer suitable for school use.

**2008**

Highland School Building Study Committee completes Possible Dispositions and Use Report .

**2009**

Town Meeting votes to transfer control of the Highland from the School Committee to the Board of Selectmen.

By a margin of 2.5 to 1, Town meeting votes to appropriate \$445,000 of CPA funds to preserve the building

**2010**

Existing Conditions Assessment Report

**2011**

Feasibility Cost Estimate Report

**2012**

Phase 1: Highland Exterior restoration and stabilization is completed.

**2013**

Exploration of possible uses.

**2014**

Recommendation to Town Meeting to start Phase 2 interior restoration for use as a community/cultural center.

# A Proposal for a Community/Cultural Center at the Highland

## *The Concept: a Place for Everyone*

The concept for the Highland Building is to establish and maintain a secure and welcoming center for Carlisle's citizens of all ages to meet, enjoy, and engage in public and private community, recreation, and cultural activities.

## *The Purpose of this Survey*

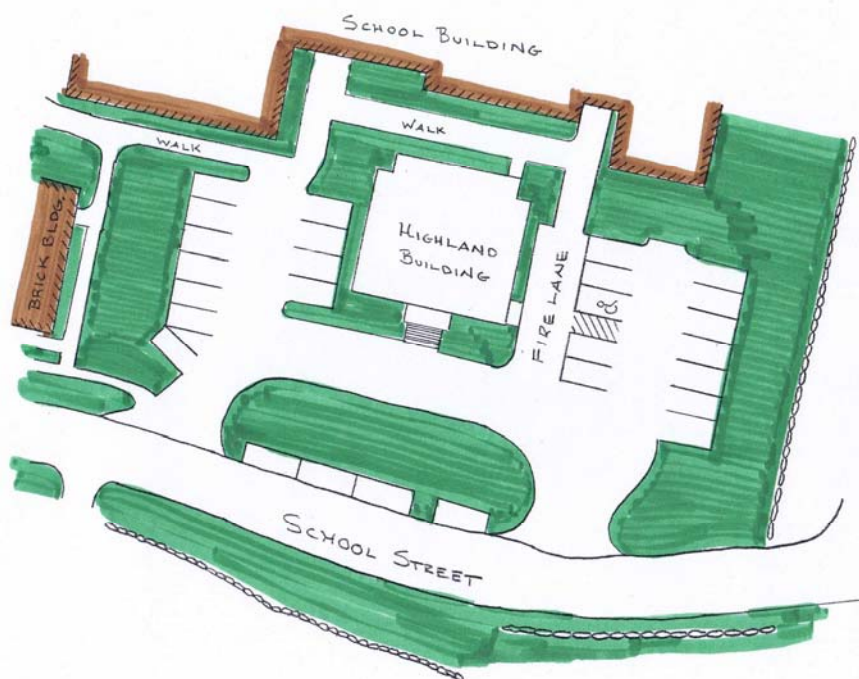
A random sample of Carlisle households are being surveyed to gauge the level of interest in the community/cultural center concept. The intention is to have a representative sample of respondents answer a series of questions that will help the Highland Committee refine its assumptions for a proposal to be presented for a vote at Spring 2014 Town Meeting.



**New Entrance Design created by Spencer & Vogt, Architecture Preservation**

The Highland Building was built in 1908 as a school and is one of the oldest public buildings in town. It is an example of early 20th century Colonial Revival scholastic architecture and one of the few buildings attributed to Chelmsford architect E. R. Clark.

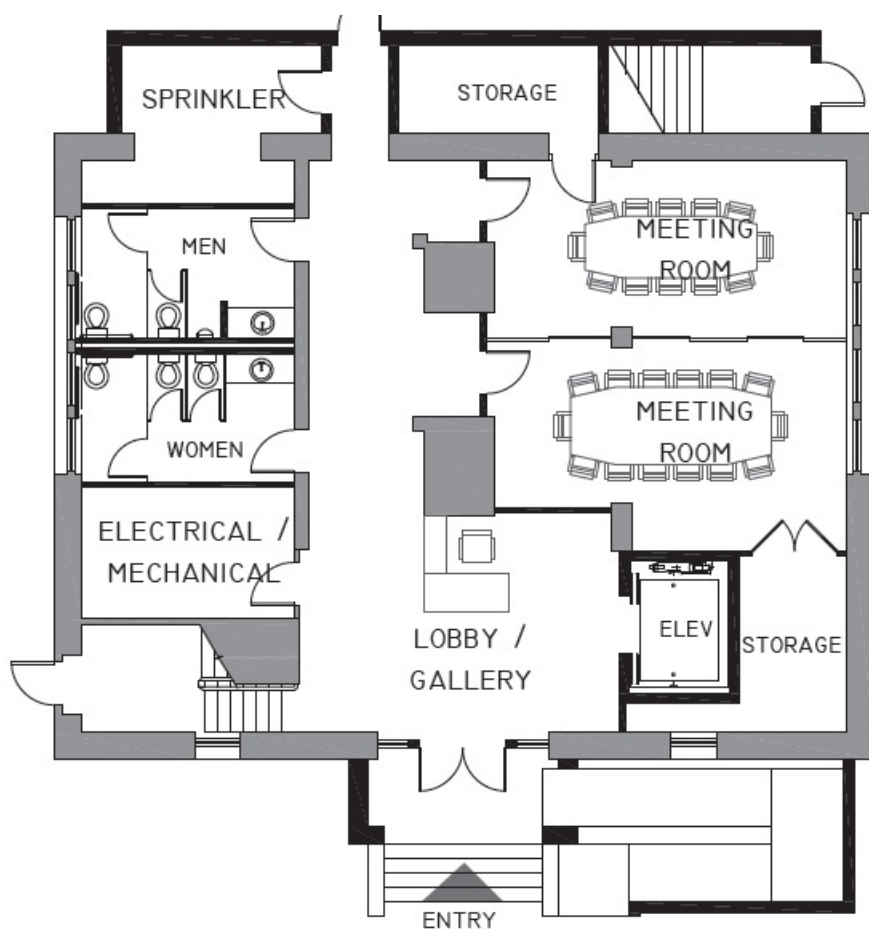
## *A parking plan for 27 spaces*



An appropriate barrier such as a hedge or fence will be positioned between the Highland building and the school campus to address school security needs.

Larger event parking could be available at the school during non-school hours or at the Congregational church next door.

## *The Floor Plan: The Ground Floor*



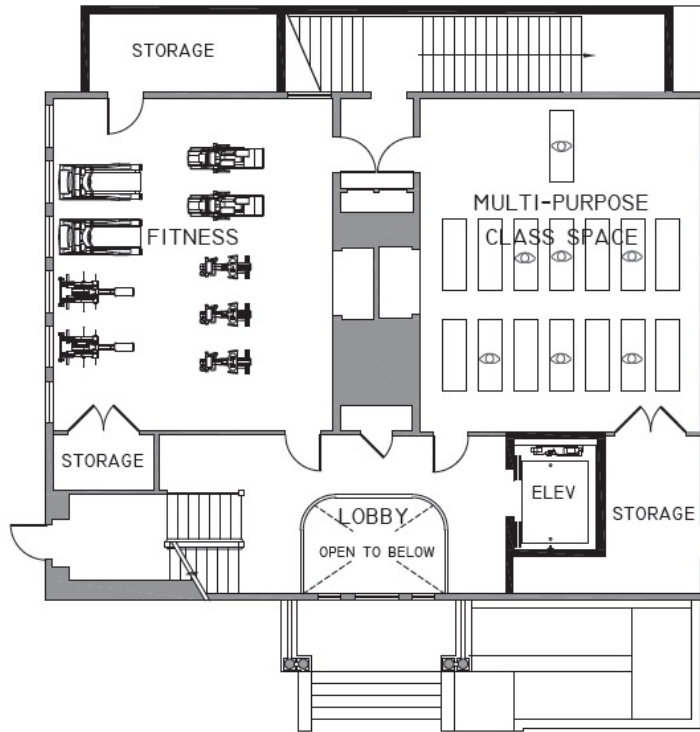
GROUND LEVEL

The main entrance to the building will be re-designed to meet the requirements for handicap accessibility and appropriately maintain the Highland building's aesthetic value. One of two original staircases are preserved, an elevator is added, and a second stairway is added at the rear of the building to meet code requirements.

The ground level provides updated restrooms, and 762 square feet of flexible meeting space with storage available in each room.

The seating could be arranged in a variety of ways: classroom, conference or theater style. Folding chairs and tables could be stored in the closets. Either room could also be used for exercise classes like stretching, yoga, Pilates and dance.

## *The Floor Plan: Level 1*

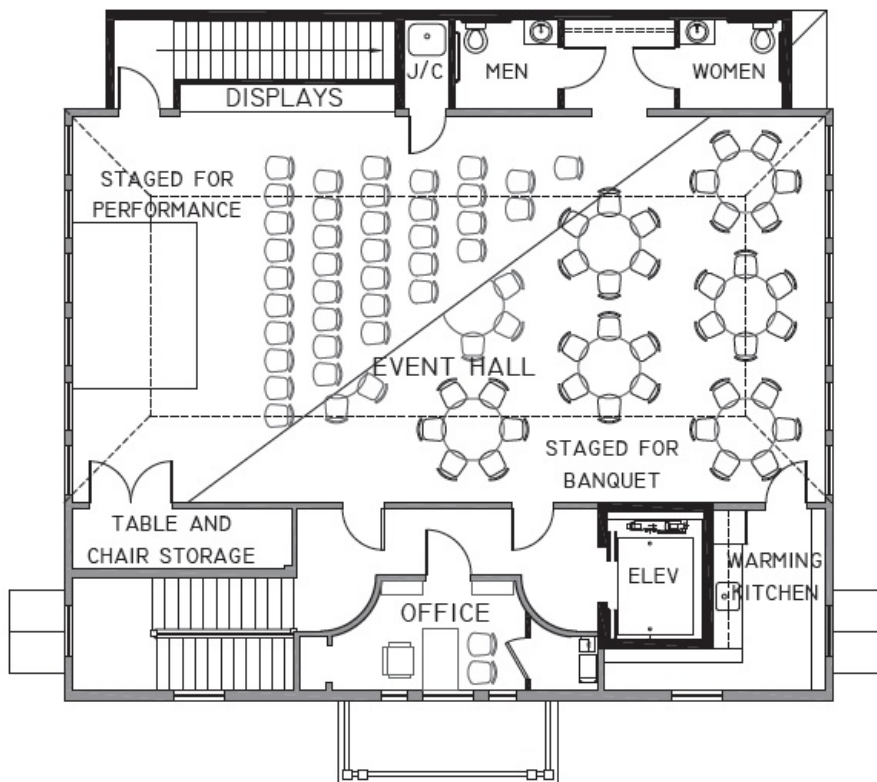


LEVEL 1

Level 1 provides 1330 square feet in two flexible spaces (665 square feet each) that could be used for a fitness center, meetings, and/or classes. Each room has storage space for equipment, folding chairs and tables.

Seating could be arranged in a variety of ways: classroom, conference or theater style.

Either room could also be used for exercise classes like stretching, yoga, Pilates and dance.



LEVEL 2

## *The Floor Plan: Level 2*

The Second Floor provides over 1530 square feet of space for larger events. The space seats 100 at round tables and 150 theater style with a stage area. These events could be musical performances, forums, dinners, luncheons and receptions.

The plan includes a catering kitchen to make meal events such as luncheons, dinners and receptions possible.



## *Costs Estimates to Restore & Renovate the Interior*

Cost estimates of \$2.8 to 3 million were revised by Spencer & Vogt in August 2013 to reflect the new design and cost escalation to 2014. An additional \$100,000 for furnishings is estimated.

### *Property Tax Impact*

Assuming capital costs of \$3 million are bonded for 20 years in 2014 at 4%, the average cost per household would be as follows:

A \$3 million bond would add \$0.183 (1% percent) to the current property tax rate of \$17.68. For a house assessed at:

- \$650,000 this would be \$118.64 per year (\$29.66 per quarter).
- \$850,000 this would be \$155.55 per year (\$38.89 per quarter).

<b>Task:</b>	<b>Lo-Range</b>	<b>Hi-Range</b>
Fogarty Estimate	\$1,787,601.00	\$1,787,601.00
Air Conditioning	\$53,742.00	\$53,742.00
Subtotal	\$1,841,343.00	\$1,841,343.00
Escalation to 2014	\$184,134.30	\$239,374.59
Site work, parking	\$100,000.00	\$130,000.00
Front entrance modifications	\$60,000.00	\$80,000.00
Second floor restrooms	\$30,000.00	\$40,000.00
Second floor coved ceiling	\$40,000.00	\$55,000.00
Second floor kitchenette	\$10,000.00	\$15,000.00
<b>Total Construction Cost</b>	<b>\$2,265,477.30</b>	<b>\$2,400,717.59</b>
Soft costs	\$226,547.73	\$240,071.76
Owners Project Manager	\$80,000.00	\$80,000.00
Contingency	\$257,202.50	\$272,078.93
<b>Project Budget</b>	<b>\$2,829,227.53</b>	<b>\$2,992,868.28</b>

## *Estimates of Operating Costs*

The Highland will be a town owned building. Annual operating costs of \$30,000 are assumed for Utilities, Cleaning and Maintenance. Staffing costs are assumed to be covered by program fees.

## *Examples of Potential Revenue Sources*

The goal is to build a diverse revenue stream derived from user fees and fundraising sufficient to offset the center's annual operating costs. It is expected that some users will be private, others will be providers of town services. Some public uses are expected to be provided without charge, for example users and uses that currently do not pay for the use of town owned spaces. Sources of revenue might be:

- **Fitness Center Memberships**
- **Program Fees**
- **Space rental for private use**
- **Annual Fundraising**